

016.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,025,700 / 1,025,700

ASSESSED:

1,025,700 / 1,025,700



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
70-70A		MARY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SHEEHAN MICHAEL J III-ETAL	
Owner 2:	CALABRO LYNN J	
Owner 3:		

Street 1: 70 MARY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Vinyl Exterior and 2735 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4905		Sq. Ft.	Site		0	80.	1.16	1									453,720						453,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4905.000	567,700	4,300	453,700	1,025,700		11560
							GIS Ref
							GIS Ref
							Insp Date
							05/04/09

PREVIOUS ASSESSMENT									Parcel ID	016.0-0004-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	567,700	4300	4,905.	453,700	1,025,700		Year end	12/23/2021	
2021	104	FV	541,600	4300	4,905.	453,700	999,600		Year End Roll	12/10/2020	
2020	104	FV	541,700	4300	4,905.	453,700	999,700	999,700	Year End Roll	12/18/2019	
2019	104	FV	402,400	4300	4,905.	482,100	888,800	888,800	Year End Roll	1/3/2019	
2018	104	FV	402,400	4300	4,905.	351,600	758,300	758,300	Year End Roll	12/20/2017	
2017	104	FV	377,100	4300	4,905.	306,300	687,700	687,700	Year End Roll	1/3/2017	
2016	104	FV	377,100	4300	4,905.	260,900	642,300	642,300	Year End	1/4/2016	
2015	104	FV	335,400	4300	4,905.	255,200	594,900	594,900	Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13639-496		2/1/1979		58,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/5/2016	1220	Solar Pa	3,000	C					4/19/2013	Info Fm Prmt	EMK	Ellen K					
10/18/2012	1346	Manual	3,100	C					5/4/2009	Measured	372	PATRIOT					
7/17/1998	482	Manual	12,500					V/SIDING-GUTTERS	9/29/1999	Mailer Sent							
									9/29/1999	Measured	267	PATRIOT					
									12/1/1981		MM	Mary M					

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1931
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**MOBILE HOME**

Make:		Model:		Serial #		Year:		Color:	
<b>SPEC FEATURES/YARD ITEMS</b>									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X17	A	AV	1931	23.17	T	40	104			4,300			4,300

More: N

Total Yard Items: 4,300

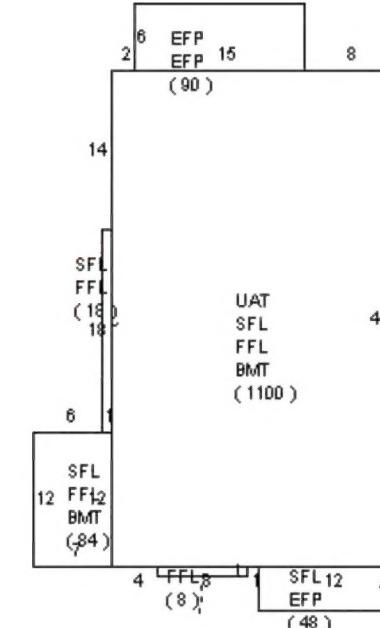
Total Special Features:

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units:	1
Level	FY	LR	DR	D
	K	FR	RR	K
	BR	FB	HB	O
Totals	RMS:	13	BRs:	4
	Baths:	2		HB

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	2	
Additions:	1	6	2	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	13	4	
Totals				

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,250	191.870	239,840	UAT	100	FLA	100	A	
FFL	First Floor	1,210	191.870	232,165						
BMT	Basement	1,184	57.560	68,153						
UAT	Upper Attic	275	134.310	36,935						
EFP	Enclos Porch	228	38.770	8,840						
Net Sketched Area: 4,147					Total:	585,933				
Size Ad	2460	Gross Area	4972	FinArea	2735					

**SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc**